

# City of Detroit

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

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### ***THIS MEETING WILL BE A VIRTUAL COMMITTEE MEETING***

***To attend by phone only, call one of these numbers: +1 929 436 2866, +1 312 626 6799, +1 669 900 6833, +1 253 215 8782, +1 301 715 8592, +1 346 248 7799  
- Enter Meeting ID: 330332554***

***“A QUORUM OF THE DETROIT CITY COUNCIL MAY BE PRESENT”***

### **PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**COUNCIL MEMBER JAMES TATE, CHAIRPERSON  
COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON  
VACANT, MEMBER  
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)**

**Mrs. Stephanie Y. Parker  
Assistant City Council Committee Clerk**

**THURSDAY, MAY 27, 2021**

**11:00 A.M.**

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. – DISCUSSION – RE: Legislative Policy Division Report relative to AMI (Area Median Income) (Council President Pro Tem Mary Sheffield requested the Legislative Police Division (LPD) to prepare a report regarding alternatives to the City of Detroit’s reliance on Area Median Income (AMI) to determine housing affordability, including how and whether changes can be made to the calculation of AMI; whether other municipalities have been able to change their local AMI calculation, and whether Detroit has the authority to use its own AMI calculation to determine affordability on non-Federally funded residential projects.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-13-21)**

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- E. **11:20 A.M. – PUBLIC HEARING – RE:** Approval of an Obsolete Property Rehabilitation Certificate on behalf of Speramus Partners, LLC in the area of 7400 W. McNichols Road, Detroit, Michigan, in accordance with Public Act 146 of 2000 (**Petition #972**) (**The Housing and Revitalization Department and Finance Departments have reviewed the application of Speramus Partners, LLC and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.**)

### **UNFINISHED BUSINESS**

1. Status of **Housing and Revitalization Department** submitting reso. autho request to establish a Neighborhood Enterprise Zone as requested by 7303 West McNichols LLC, at 7303, 7329, and 7355 West McNichols Road, Detroit, Michigan, in accordance with Public Act 147 of 1992. (**Petition #1362**)
2. Status of **City Planning and Development Department** Submitting reso. autho. To amend the Future General Land Use map of the Detroit Master Plan of Policies for the Indian Village area of Neighborhood for the portion of Gabriel Richard Park containing the Brodhead Naval Armory, Generally bounded by E. Jefferson Avenue, the Detroit River, Townsend Street (extended) and Baldwin Street (extended). (**RECOMMEND APPROVAL OF PROPOSED MASTER PLAN AMENDMENT**) (**The Planning and Development Department (P&DD) has submitted a request to amend the Future General Land Use Map of the Detroit Master Plan of Policies for the Indian Village area of Neighborhood Cluster 3 for the portion of Gabriel Richard Park containing the R. Thornton Brodhead Naval Armory (Brodhead Armory) from “PRC” Recreation to “INST” Institutional. The proposed Master Plan change is required for this City-owned property to be sold or leased. The P&DD request is attached for reference. The Administration and the Detroit Economic Growth Corporation (DEGC) has been negotiating with Detroit Parade Company to purchase and redevelop the site, which is expected to be presented subsequently to Your Honorable Body.**) (**BROUGHT BACK AS DIRECTED ON 5-20-21**)
3. Status of **City Planning and Development Department** Submitting reso. autho. Property Sale by Development Agreement – Portion of 7650 E. Jefferson (Former Brodhead Armory). (**The City of Detroit (“City”), Planning and Development Department (“P&DD”) has received an offer from The Parade Company, a Michigan nonprofit corporation, to purchase a portion of certain City-owned real property at 7650 E. Jefferson (the “Property”) for the purchase price of Three Hundred Thousand and 00/100 Dollars (\$300,000.00).**) (**BROUGHT BACK AS DIRECTED ON 5-20-21**)
4. Status of **Legislative Policy Division** submitting report relative to AMI (Area Median Income) Report. (**Council President Pro Tem Mary Sheffield requested the Legislative Police Division (LPD) to prepare a report regarding alternatives to the City of Detroit’s reliance on Area Median Income (AMI) to determine housing affordability, including how and whether changes can be made to the calculation of AMI; whether other municipalities have been able to change their local AMI calculation, and**

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**whether Detroit has the authority to use its own AMI calculation to determine affordability on non-Federally funded residential projects.) (BROUGHT BACK AS DIRECTED ON 5-13-21)**

## NEW BUSINESS

### MAYOR'S OFFICE

5. Submitting memorandum relative to Master Plan Amendment and Sale of the Brodhead Armory. **(Below is a detailed description of the community outreach efforts led by the Jobs and Economy Team with assistance from CPC, DEGC, PDD and DONs.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-27-21)**

### OFFICE OF CONTRACTING AND PROCUREMENT

Submitting the following **Office of Contracting and Procurement Contracts:**

6. Submitting reso. autho. **Contract No. 6000228** - 100% Federal Funding – AMEND 2 – To Provide an Extension of Time and an Increase of Funds for HUD Regulation Compliances. – Contractor: National Consulting Services, LLC – Location: 400 Renaissance Center Suite 2600, Detroit, MI 48243 – Contract Period: July 1, 2021 through June 30, 2022 – Contract Increase Amount: \$144,000.00 – Total Contract Amount: \$900,900.00. **HOUSING AND REVITALIZATION (Previous Contract Period: August 1, 2016 through June 30, 2021) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-27-21)**
7. Submitting *amended* reso. autho. **Contract No. 6002005** - 100% Federal Funding – AMEND 2 – To Provide and Extension of Time and an Increase in Funds for Construction Management Services for Home Improvement Loans. – Contractor: GS Group, LLC – Location: 7800 Woodward Ave., Suite 200, Detroit, MI 48203 – Contract Period: June 30, 2021 through December 31, 2021 – Contract Increase Amount: \$100,000.00 - Total Contract Amount: \$677,000.00. **HOUSING AND REVITALIZATION (Previous Contract Period: June 9, 2020 through June 30, 2021) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-27-21)**
8. Submitting reso. autho. **Contract No. 6002633** - 100% Grant Funding – AMEND 1 – To Provide Youth with Music, Dance and Theater Education Program for the Housing and Revitalization Department. – Contractor: Southwest Detroit Business Association – Location: 7752 Vernor Hwy., Detroit, MI 48201 – Contract Period: Upon City Council Approval through September 30, 2021 – Total Contract Amount: \$0.00. **HOUSING AND REVITALIZATION (Amendment For Time Only. Previous Contract Period: June 1, 2020 through May 31, 2021.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-27-21)**

### CITY PLANNING COMMISSION

9. Submitting report and Proposed Ordinance to amend Chapter 50, *Zoning*, Article XVII, *Zoning District Maps*, Section 50-17-3, *District Map No. 2*, to revise the zoning

classifications for certain properties generally bounded by Gratiot Avenue to the north, the I-375/Chrysler Freeway Service Drive to the east, East Larned Street to the south, and Randolph Street to the west from a combination of the B4 General Business District, B6 General Services District, PD Planned Development District and SD5 Special Development District, Casinos zoning classifications to the B5 Major Business District zoning classification. **(RECOMMEND APPROVAL) (FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-27-21)**

#### **HOUSING AND REVITALIZATION DEPARTMENT**

10. Submitting reso. autho. FY 2020-21 Budget Amendment to CDBG/NOF & HOME **(The Housing & Revitalization Department (HRD) hereby requests to amend the 2020-21 Community Development Block Grant/Neighborhood Opportunity Fund (CDBG/NOF) and HOME Investment Partnerships (HOME) budgets to reflect the corrected actual allocations received from the U.S. Department of Housing and Urban Development (HUD). HUD notified the City of Detroit by letter, receipted on November 9, 2020, of an error in HUD's initial formula allocations for fiscal year 2020-21 CDBG and HOME grants.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-27-21)**
11. Submitting reso. autho. Request to Accept and Appropriate Residual CDBG Funding. **(HRD has identified over 1,500 project line items with residual remaining balances totaling roughly \$210,762.01 from pre-2015 CDBG project awards that have either been completed, are inactive and/or are related to defunct CDBG activities. Balances remain in IDIS until projects are officially closed out or unspent funds are recaptured by HUD. HRD recommends the City appropriate these unspent balances to Phase 2 of the Jos Campau Greenway Project so that funds can be spent prior to the recapture deadline.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-27-21)**

#### **PLANNING AND DEVELOPMENT DEPARTMENT**

12. Submitting reso. autho. Property Sale – 10243 Puritan. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Misty L. Gregory (the “Purchaser”), to purchase certain City-owned real property at 10243 Puritan (the “Property”) for the purchase price of Two Thousand Two Hundred and 00/100 Dollars (\$10,000.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-27-21)**
13. Submitting reso. autho. Amendment No. 1 - Community Benefits Provision for Tier 1 Development Projects Lafayette West – Lafayette Acquisition Partners, LLC. **(Amendment No. 1 to the Community Benefits Provision for Lafayette West. Pursuant to the presentation made to the Lafayette West Neighborhood Advisory Council during its public meeting on April 7, 2021, P&DD requests to amend the Community Benefits Provision to: (1) allow for assignment of the Provision to Lafayette Acquisition Partners, LLC, (2) update the description of the Project, (3) update certain contact and address information for Notices and (4) require monthly**

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**communications on construction progress of the Project.) (REFERRED TO THE  
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5-27-21)**